# Baseline
# Property Condition Assessment

Minneapolis Fire Department (Former) Station No. 14
1704 33rd Avenue North
Minneapolis, Minnesota

*Prepared for:*

## Lowery Corridor Business Association
1206 37th Avenue North
Minneapolis, Minnesota 55412

Project No. B14-07520
December 1, 2014

Braun Intertec Corporation

BRAUN INTERTEC
The Science You Build On.

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December 1, 2014

Project B14-07520

Ms. Joni Bonnell
Lowery Corridor Business Association
1206 37th Avenue North
Minneapolis, Minnesota 55412

Re: Baseline Property Condition Assessment
Minneapolis Fire Department (Former) Station No. 14
1704 33rd Avenue North
Minneapolis, Minnesota

Dear Ms. Bonnell:

In accordance with the Lowery Corridor Business Association and its affiliates and assigns authorization, Braun Intertec has conducted a Baseline Property Condition Assessment (PCA) of the above-referenced property. The objective of the PCA was to describe the current condition of the property and to document the type and approximate extent of physical deficiencies, if any. This PCA was performed in general conformance with the scope and limitations of ASTM Standard E 2018-08, "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process."

This PCA has been prepared on behalf of and for use by the Lowery Corridor Business Association and its affiliates and assigns. No other party has a right to relay in the contents of this PCA without the written authorization of Braun Intertec.

We appreciate the opportunity to provide our professional services for this project. If you have any questions regarding this letter or the attached report, please contact Bill Minnehan at 612-369-0024.

Sincerely,

BRAUN INTERTEC CORPORATION

William J. Minnehan, RA
Observer

Dean A. Olsen, AIA, NCARB
Reviewer

# Table of Contents

## Executive Summary

Braun Intertec Corporation has conducted a baseline Property Condition Assessment (PCA) of the Minneapolis Fire Department (Former) Station No. 14 located at 1704 33rd Avenue North in Minneapolis, Minnesota in general conformance with the scope and limitations of ASTM Designation E2018-08, *Standard Guide for Property Condition Assessments*.

The property consists primarily of a two (2) story building with a partial basement and a one (1) story addition on a parcel consisting of 16,384 ± SF.

The building was originally built in 1939 as Minneapolis's Fire Station No. 14. It is our understanding that the building has been vacant for 4-5 years. The building has an irregular shaped footprint with the main entrance located on the eastern exterior (James Ave. N.) side of the building, the vehicle apparatus entry/exit drive located on the southern exterior (33rd Ave. N.) side of the building and the rear entrance located on the eastern exterior (Alley) side of the building.

The building covers the north central portion of the site. The eastern portion of the site, along James Ave. N., consists primarily of an area with grass, shrubs and trees. The southern portion of the site, along 33rd Ave. N., consists primarily of the concrete paved vehicle apparatus entry/exit drive. The western portion of the site, along the Alley, consists of a concrete and asphalt paved area. The area immediately to the north, adjacent to a single family residence, consists of a narrow vacant grassy area.

The construction materials generally include the following:

- Two (2) Story Building (Original):
    - Cast-in-place concrete spread footings
    - Concrete slab-on-grade basement floor
    - Cast-in-place concrete foundation and basement walls
    - Cast-in-place concrete structural slab over cast-in-place concrete beams first floor system
    - Concrete slab-on-grade first floor
    - Multi-wythe masonry exterior bearing walls
    - Cast-in-place concrete structural slab over steel beams second floor system
    - Cast-in-place concrete structural slab over steel beams roof system
    - Gravel ballast over filter fabric over two (2) layers of extruded roof insulation over a rubberized asphalt coating over the concrete roof deck
    - Aluminum windows
    - Hollow metal doors and frames

- One (1) Story Building (Addition).
    - Concrete slab-on-grade first floor
    - Multi-wythe masonry exterior bearing walls
    - Cast-in-place concrete structural slab over steel beams roof system
    - Concrete paver ballasted EPDM roof membrane over roof insulation over the concrete roof deck
    - Aluminum windows
    - Hollow metal doors and frames

The property shows its age, but is in fair condition.

The following items are in need of immediate repair and the costs are noted in "Exhibit C-Immediate Physical Needs."

- Window "Glass" Repairs
- Roof Repairs
- Water Meter
- Mechanical Systems Commissioning
- Gas-Fired Hot Water Modular Boilers, Pumps, and Hot Water Baseboard Radiation
- HVAC Components & Parts Replacement

The following items are in need of future repair and the costs are noted in "Exhibit D-Ten Year Cost Reserves":

- Asphalt Parking Area Patching & Seal Coat
- Concrete Drive Crack Repair
- Brick Masonry Unit Tuck Pointing
- Brick Masonry Replacement
- Control Joint Sealant Replacement at Brick Masonry Walls
- Perimeter Joint Sealant Replacement at Aluminum Windows

Costs are not included for any anticipated future uses.

The site and major building components are illustrated in "Exhibit B-Photographs."

# A. Purpose and Scope

## A.1. Purpose

Braun Intertec conducted a Baseline Property Condition Assessment (PCA) of the Minneapolis Fire Department (Former) Station No. 14 located at 1704 33rd Avenue North in Minneapolis, Minnesota. The PCA and subsequent Property Condition Report (PCR) were prepared on behalf of and for use in accordance with the contract between the Lowery Corridor Business Association and its affiliates and assigns and Braun Intertec, which includes the Braun Intertec General Conditions. No party but the Lowery Corridor Business Association and its affiliates and assigns have a right to rely on the contents of this PCR without written authorization of Braun Intertec.

The objective of the PCA was to describe the current condition of the property and document the type and approximate extent of any physical deficiencies. This PCA was performed in general conformance with the scope and limitations of ASTM Standard E 2018-08, "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessments."

"Physical deficiencies" are defined by the ASTM Standard as: "the presence of conspicuous defects or material deferred maintenance of a subject property's material systems, components, or equipment as observed during the field observer's walk-through survey. This definition specifically excludes operating maintenance, etc. and excludes de minimis conditions that generally do not present material physical deficiencies of the subject property".

## A.2. Scope of Services

The services provided for this project was limited to conducting a PCA of the referenced property and preparing this PCR in general conformance with the scope and limitations of ASTM Standard E 2018-08.

## A.3. Assessment Limitations

The findings and conditions presented in this report are based on the procedures described in the ASTM Standard E 12018-08, informal discussions with various agencies, conditions noted at the time of our PCA and our interpretation of the information obtained as part of this PCA. Our findings and conclusions are limited to the specific project and properties described in this report and by the accuracy and completeness of the information provided by others.

A PCA cannot wholly eliminate uncertainty about potential deficiencies of a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the physical deficiencies in connection with a property within reasonable limits of time and cost.

In performing its services, Braun Intertec used that degree of care and skill ordinarily exercised under similar circumstances by reputable members of its profession currently practicing in the same locality. No warranty, expressed or implied, is made.

Braun Intertec encountered no intentional deviation from the ASTM Designation E 2018-08 in the completion of this PCR.

## A.4. Evaluation Definitions

The following terms are used throughout the report and are defined as follows:

*Excellent:* New or like New

*Good:* Average to above-average condition for the building system or material assessed, with consideration of its age, design, and geographical location. Generally, other than normal maintenance, no work is recommended or required.

*Fair:* Average condition for the building system evaluated. Satisfactory, however some short term and/or immediate attention is required or recommended, primarily due to the normal aging and wear of the building system, to return the system to a good condition.

*Poor:* Below average condition for the building system evaluated. Requires immediate repair, significant work or replacement anticipated to return the building system or material to an acceptable condition.

Unless stated otherwise in this report, the systems reviewed are considered to be in fair condition and their performance appears to be satisfactory.

# B. System Description and Observations

## B.1. Site Description and Condition

Bill Minnehan (Braun Intertec), Mike Klotthor (Braun Intertec), Matt Anderson (Braun Intertec) and Wally Ouse (Braun Intertec) conducted an overall site visit on October 17, 2014 and was accompanied by Vince Crouch (City of Minneapolis).

Digital photographs were taken during our site observations and are included with this report in "Exhibit B-Photographs."

The original construction documents, for the building, were available for review but were of limited scope.

At the time of the site visit, on October 17, the skies were cloudy, winds were light, and the temperature was 56° F.

The property consists primarily of a two (2) story building with a partial basement and a one (1) story addition on a parcel consisting of 16,384 ± SF.

The site is bordered, on all four (4) sides by residential properties both immediately and beyond.

The site is zoned R1A – Single Family district (Low Density) within the City of Minneapolis, Minnesota. Please refer to "Exhibit A-Aerial Site Photo."

The building has an irregular shaped footprint with the main entrance located on the eastern exterior (James Ave. N.) side of the building, the vehicle apparatus entrance located on the southern exterior (33rd Ave. N.) side of the building and the rear entrance located on the eastern exterior (Alley) side of the building.

Primary access to the site is from the south from 33rd Ave. N.

The site observations included a walkthrough of the site, exterior building elevations, roof, apparatus room, offices, kitchen, dining, restrooms, dormitory, locker room, tarp drying room, tarp washing room, boiler room, fire sprinkler riser, electrical service, etc.

The property is in fair condition and had been maintained when occupied. As stated earlier, it is our understanding that the building has been vacant for 4-5 years. Evidence of vandalism was observed.

## B.2. General Site Characteristics

The 16,384 ± SF property is located at 1704 33rd Avenue North in Minneapolis, Minnesota and is zoned R1A – Single Family district (Low Density).

The property consists of a two (2) story building with a partial basement and a one (1) story addition on a parcel consisting of 16,384 ± SF along with the apparatus entry/exit drive, paved area at the alley and an area with grass, shrubs and trees.

There is no designated parking area on the property. It is presumed that the paved area at the alley was used for onsite parking. Additional parking is available along the adjacent streets.

Primary access to the site is from the south from 33rd Ave. N.

The site is bordered, on all four (4) sides by residential properties both immediately and beyond. Please refer to "Exhibit A-Aerial Site Photo."

### B.2.a. Topography and Site Drainage

The entire property is sloping gently to the east and south. The property is depicted as generally level.

Drainage of the concrete and asphalt paved hard surface areas, are assumed to be generally positive and functional, gently sloping towards storm sewers at the adjacent streets.

Both the high roof and lower roof have drainage that is directed to interior roof drains.

### B.2.b. Access, Egress, Paving, Parking and Sidewalks

Primary access to the site is from the south from 33rd Ave. N.

The paving on the site consists of concrete paving on the apparatus entry/exit drive and primarily asphalt paving along the alley. A minor amount of concrete paving is located along the alley as well.

The concrete paving for the majority of the areas was observed to be in fair condition with evidence of long term "wear" and some "cracking" and "chipping." "Concrete Paving Crack Repairs" are noted in "Exhibit D – Ten Year Cost Reserves."

The asphalt paving for the majority of the areas was observed to be in fair condition with evidence of long term "wear" and "cracking." The "Asphalt Paving Patching & Seal Coat" are noted in "Exhibit D – Ten Year Cost Reserves."

There is no designated parking area on the property. It is presumed that the paved area at the alley was used for onsite parking.

### B.2.c. Landscaping

The landscaping is located primarily at the eastern edge of the property. The landscaping consists primarily of grass, shrubs and trees.

The landscaping observed appeared to be healthy and in good condition but is in need of some clean-up, maintenance and replacement. The costs for this are noted in "Exhibit D – Ten Year Cost Reserves."

### B.2.d. Utilities

The following utilities serve the property:

- Water and Sewer: City of Minneapolis
- Electric: Xcel Energy
- Natural Gas: Centerpoint

## B.3. Building Frame and Envelope

The construction materials generally include the following:

- Two (2) Story Building (Original):
  - Cast-in-place concrete spread footings
  - Concrete slab-on-grade basement floor
  - Cast-in-place concrete foundation and basement walls
  - Cast-in-place concrete structural slab over cast-in-place concrete beams first floor system
  - Concrete slab-on-grade first floor
  - Multi-wythe masonry exterior bearing walls
  - Cast-in-place concrete structural slab over steel beams second floor system
  - Cast-in-place concrete structural slab over steel beams roof system
  - Gravel ballast over filter fabric over two (2) layers of extruded roof insulation over a rubberized asphalt coating over the concrete roof deck
  - Aluminum windows
  - Hollow metal doors and frames

- One (1) Story Building (Addition).
  - Concrete slab-on-grade first floor
  - Multi-wythe masonry exterior bearing walls
  - Cast-in-place concrete structural slab over steel beams roof system
  - Concrete paver ballasted EPDM roof membrane over roof insulation over the concrete roof deck
  - Aluminum windows
  - Hollow metal doors and frames

### B.3.a. Footings and Foundation

The foundation system for the building consists of concrete spread footings. The foundations and below grade basement walls consist of cast-in-place concrete. No indications of cracking or differential settlement were observed.

### B.3.b. Framing/Structural Systems

The building is a two-story above grade structure. There is a partial basement in the building located at the north end. The exposed basement foundation walls are cast-in-place concrete and according to the original building plans the walls are supported on cast-in-place concrete strip footings. Over the partial basement, the floor system consists of cast-in-place concrete beams that span between the foundation walls with a structural concrete slab. At the southern portion of the building, the first floor is cast-in-place concrete slab-on-grade.

The exterior walls of the building are multi-wythe brick masonry bearing walls. The second floor system consists of steel beams that span between the exterior walls with a cast-in-place concrete structural slab. A small single story addition was built after the original construction and is located on the east side of the building. The single story addition consists of masonry bearing walls and pre-cast concrete plank as the structural support for the roof system.

The structural support for the roof system of the main building consists of steel beams spanning between the exterior walls with pre-cast concrete plank. Based upon the observed condition of the steel beams and the presence of the pre-cast planks, it was determined that the roof system is not original to the building and must have been replaced at some point.

Some cracking was observed in the lath and plaster finishes covering the structural elements on the second floor but the cracking did not appear to be due to structural deficiency or distress, but more likely due to the age of the building. One long crack was observed in the lath and plaster ceiling of above the second floor dormitory area. This crack had some water staining around it and may have been a result of water intrusion prior to the replacement of the roof system. The remaining structural elements and masonry bearing walls throughout the building appeared to be in good condition for their age and would be suitable for continued use and to serve their intended purpose.

### B.3.c. Building Exterior

The building exterior is comprised of multi-wythe brick masonry bearing walls and cast stone accents, aluminum windows, and hollow metal doors and frames.

The brick masonry shows some minor evidence of some needed tuck pointing. The brick masonry tuck pointing costs are noted “Exhibit D – Ten Year Cost Reserves.”

The building exterior materials are generally in good condition.

The building’s control joint sealants are in fair condition. It is typical that sealant loses its elasticity as it ages and separation will occur. Sealant joints need to be maintained on a regular basis to provide

weather tightness. The replacement costs for the sealants at the control joints are noted in "Exhibit D-Ten Year Cost Reserves."

The doors and windows consist of aluminum windows and hollow metal doors. The windows do not appear to be original to the building. The doors and windows appear to be in good condition.
The windows and doors sealants are in good condition. It is typical that sealant loses its elasticity as it ages and separation will occur. Sealant joints need to be maintained on a regular basis to provide weather tightness. The replacement costs for the perimeter sealants at the windows are noted in "Exhibit D-Ten Year Cost Reserves."

The service doors consist of hollow metal doors and frames.

### B.3.d. Roofing

The building has two roof levels, a high roof over the original building and a low roof over the addition. The high roof consists of a rubberized asphalt coating applied to the concrete roof decking with two layers of extruded insulation covering the coating. Filter fabric is covering the roof insulation with a layer of gravel disturbed for ballast. Roof access to the high roof is provided by an exterior ladder from the second floor balcony. The low roof consists of a ballasted EPDM membrane over insulation. The ballast consists of large concrete pavers. There is not direct access to the low roof section. Both roofs have drainage that is directed to interior roof drains.

The high roof has locations of wind scouring where the rock ballast was blown off the filter fabric. The filter fabric has torn exposing the insulation below. These locations can be easily repaired. We also observed one location where the metal counter flashing has become disconnected along the eastern parapet wall. The base flashing and brick are exposed to the weather. This also can be easily repaired. We did not observe evidence of interior water damage from roof leakage.

Both roof systems have an estimated useful life of about 25 years. We are unaware of the age of either roof but we would recommend making repairs as described above. The costs for these roof repairs are noted in "Exhibit C – Immediate Physical Needs."

## B.4. HVAC, Plumbing and Electrical Systems

### B.4.a. HVAC

The heat for this building was provided by a combination gas/oil fired Kewanee steam boiler located in the basement. Steam was piped throughout the building to cast iron radiators located in most rooms, under windows, and to baseboard radiation in the addition. A steam unit heater was used to heat the basement. Most units had independent self-contained "Dan Foss" type control valves for temperature

control. All heating devices had thermostatic type steam traps. Condensate was returned by gravity to a condensate/boiler feed pump located in the boiler room.

Gas service was provided by the gas pressure regulator and meter located in the northeast corner room in the basement. Gas pressure regulator should be vented outside. An underground fuel oil tank (size unknown) appears to be located in the northwest corner of the Site. Its age and condition are unknown. Combustion air is provided for the fuel fired devices. The boiler breeching has a barometric damper. The breeching connects to a brick chimney extending through the roof.

The majority of the heating system (boilers – 50 years, cast iron radiators – 50 years, burners – 20 years, oil tanks – 20 years, condensate pumps – 20 years) has exceeded its average useful life and should be replaced. The condition of the steam and condensate piping is unknown and is approaching the end of its average useful life. According to the asbestos report, the majority of the insulation for this system is asbestos. The estimated cost to replace this system is noted in "Exhibit C – Immediate Physical Needs."

Note that this building has been decommissioned (mechanical systems shut off and drained) for approximately five years. The ability of the existing system to operate is unknown. It is possible that the existing systems could operate satisfactorily for a period of time. To determine this, it would be necessary to hire a mechanical contractor familiar with these systems to fill the system and start the system up. The estimated cost to do this commissioning is noted in "Exhibit C – Immediate Physical Needs."

The air conditioning for this building was provided with two cooling-only roof top units and one fan coil with condensing unit on the roof. One roof top unit served the dormitory portion of the upper level. This unit was blown off during a tornado a few years ago and has not been replaced. One roof top unit served the remainder of the second floor (training room, offices, and toilets). Both of the roof top units were added sometime after the building was built and have exposed duct work. The fan coil is located in the first floor ceiling space and proves cooling to the dining room, kitchen, and toilet. The condensing unit is mounted on the roof. The addition is cooled with a through-the-wall air conditioner. All of this equipment appears to have exceeded their average useful life (20 years) and should be replaced. The estimated cost to replace the air conditioning system is noted in "Exhibit C – Immediate Physical Needs."

There are several exhaust fans for toilets, showers, vehicle exhaust with connections to fire trucks, carbon monoxide exhaust, kitchen hood, etc. Most of these fans appeared to be functional but no longer necessary.

### B.4.b. Plumbing

Domestic water is provided for this building by a 1 1/2-inch domestic water service located in the boiler room. The domestic water heater is an A.O. Smith 100-gallon storage 242-gallons per hours recovery rate. Domestic hot and cold water are piped to all fixtures requiring hot and/or cold water. Cold water is also piped to wall hydrants and hose bibs for lawn irrigation and floor washing.

Plumbing fixtures are predominantly wall hung flush valve water closets, wall hung flush valve urinals, wall hung double handle faucet lavatories, and cast iron corner type tub/shower combinations. There is a cast iron service sink on the upper level, an electric water cooler on the upper level, a double bowl stainless steel sink in the kitchen, and a few floor drains throughout the building.

The floor drains in the apparatus room appear to drain to a flammable waste interceptor located in the southeast corner of the basement.

There are two roof drains, one on the high roof and one on the addition. These roof drains are routed inside the building to a downspout nozzle and splash block near the northeast corner of the building.

The plumbing systems have been decommissioned with the exception of the roof drainage system. The operation of the system is unknown. Plumbing fixtures appear to be in fair to good condition along with the water heater. Note the water heater is not connected to a water pipe, gas pipe, or flue. The majority of the plumbing fixtures can probably be reused, but the trim will probably need to be replaced.

Note that there were no handicapped accessible plumbing fixtures in the building. Reusing the building will make it necessary to provide handicapped accessible plumbing fixtures.

Also note that the water meter has been removed. Reusing the building will make it necessary to install a water meter.

## B.5. Elevators

There are no elevators in the building.

## B.6. Fire Protection/Life Safety

Equipment observed relating to life safety and fire protection included exit signs and lights and fire extinguishers. There are fire hydrants located nearby.

### B.6.a. Code Compliance

We contacted both the Building and Fire Departments at the City of Minneapolis to determine if there were any "open" building permits and/or any fire protection related issues. Responses were received from both the Building and Fire Departments stating that there are no "open" building permits and/or any fire protection related issues.

### B.6.b. ADA Code Compliance

An ADA accessibility Survey was not conducted on this building, but it was observed during the site visit that the building was generally not in compliance with most ADA standards. Attention should be focused on the following items:

- Parking
- Exterior Accessible Route
- Entrances/Doors
- Interior Accessible Route
- Toilets
- Elevators
- Stairs

## B.7. Interior Elements

The property consists primarily of a two (2) story building with a partial basement and a one (1) story addition on a parcel consisting of 16,384 ± SF.

The building's interior finishes include the following:

- Floors: Sealed concrete and vinyl composition tile.
- Base: Resilient Base.
- Walls: Masonry units, painted gypsum board and tile.
- Ceilings: Acoustical ceiling tile and painted gypsum board.

The finishes are in fair condition.

# C. Document Review and Interviews

We have performed this PCA of this property in general conformance with the scope and limitations of ASTM 2018-08. Exceptions to, or deletions from, this practice are described or qualified in this report.

We interviewed the following persons:

- Vince Crouch (City of Minneapolis).

The original construction documents, for the building, were available for review but were of limited scope.

# D. Opinions of Probable Costs to Remedy Physical Deficiencies

## D.1. Immediate Physical Needs

The following items are in need of immediate repair and are noted in "Exhibit C-Immediate Physical Needs":

- Window "Glass" Repairs
- Roof Repairs
- Water Meter
- Mechanical Systems Commissioning
- Gas-Fired Hot Water Modular Boilers, Pumps, and Hot Water Baseboard Radiation
- HVAC Components & Parts Replacement

Costs are not included for any anticipated future uses.

## D.2 Ten Year Cost Reserves

The following items are in need of future repair and are noted in "Exhibit D-Ten Year Cost Reserves":

- Asphalt Parking Area Patching & Seal Coat
- Concrete Drive Crack Repair
- Brick Masonry Unit Tuck Pointing
- Brick Masonry Replacement
- Control Joint Sealant Replacement at Brick Masonry Walls
- Perimeter Joint Sealant Replacement at Aluminum Windows

Costs are not included for any anticipated future uses.

# E. Out-of-Scope Considerations

We did not attempt to dismantle any system or provide any testing.

## F. Qualification of Professionals

Bill Minnehan, Michael Klotther, Matt Anderson and Wally Ouse, the observers, and Dean Olsen, the reviewer, each have 10- 35 years of professional experience. Detailed resumes are available on request.

## G. Limiting Conditions

Braun Intertec encountered no limiting conditions which limited complete visual observations.

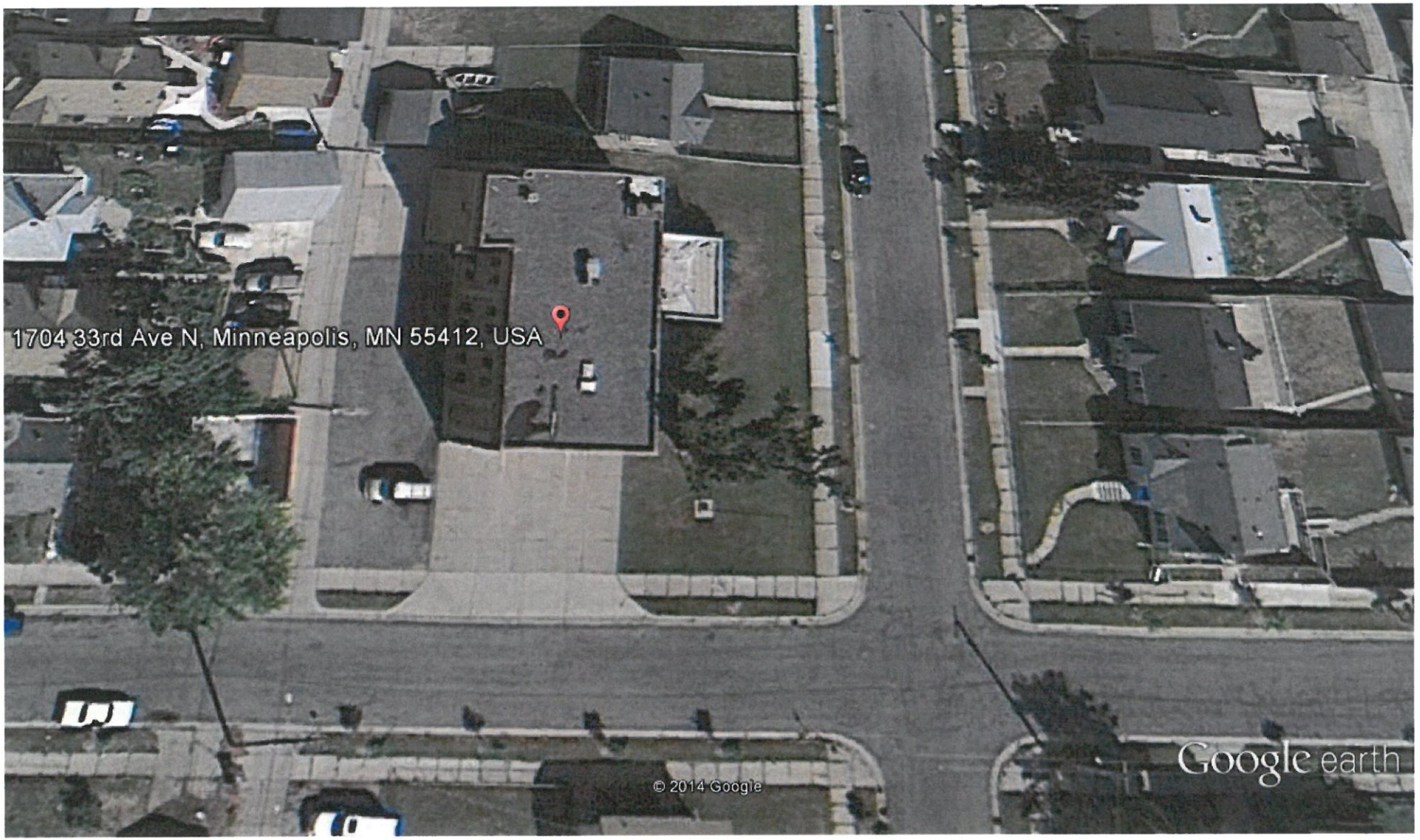
## H. Exhibit Attachments

**Exhibits:**

| | |
|---|---|
| Exhibit A | Aerial Site Photo |
| Exhibit B | Photographs |
| Exhibit C | Immediate Physical Needs |
| Exhibit D | Ten Year Cost Reserves |

# Exhibit A

# Aerial Site Photograph




Google earth

feet 200
meters 60

# Exhibit B

# Photographs


**Photograph 1**
South Front Elevation


**Photograph 2**
East Side Elevation


**Photograph 3**
West Side Elevation


**Photograph 4**
Dedication Plaque

| | | | |
|---|---|---|---|
| Sheet 1 of 10 | Project Number<br>B14-07520 | Minneapolis Fire Department<br>(Former) Station No. 14 | BRAUN INTERTEC |


**Photograph 5**
Tuck Pointing at Cast Stone Required


**Photograph 6**
Tuck Pointing at Cast Stone Sill Required


**Photograph 7**
xTuck Pointing at Cast Stone Sill Required

**Photograph 8**
High Roof Area

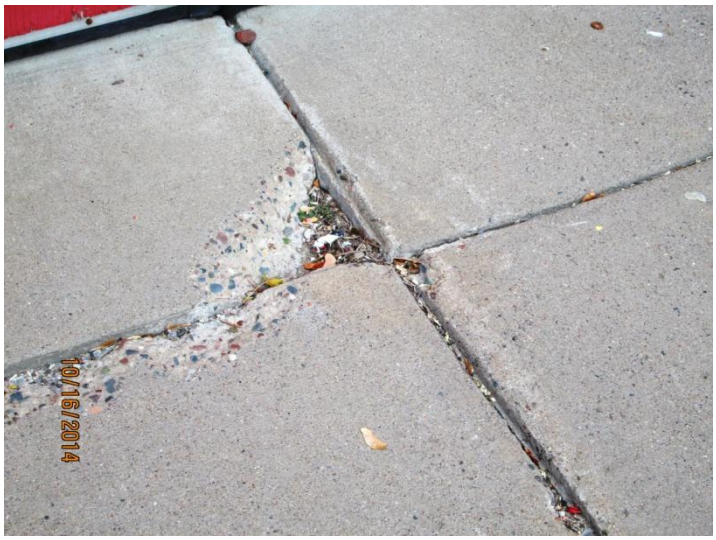
**Photograph 9**
Low Roof Area

**Photograph 10**
Wind Scouring at Rock Ballast

**Photograph 11**
"Loose" Metal Counter Flashing


**Photograph 12**
Grass, Shrubs & Trees


**Photograph 13**
Concrete Paved Entry/Exit Drive




**Photograph 14**
"Chipped" Concrete Paved Entry/Exit Drive

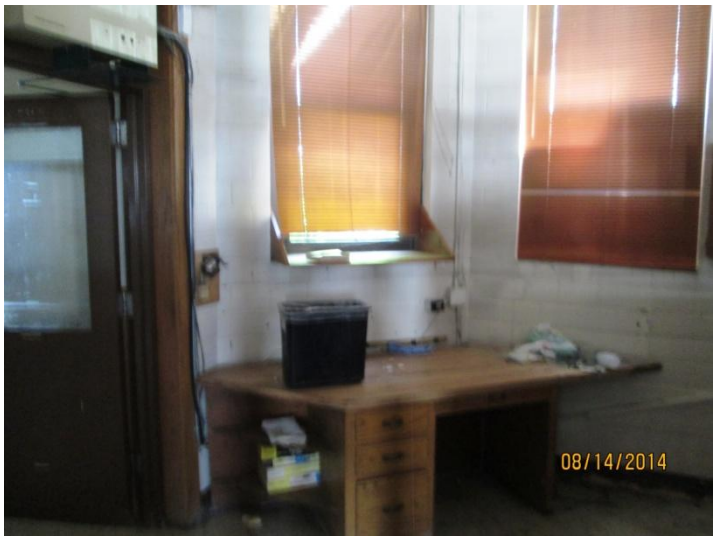

**Photograph 15**
Asphalt Paved Area


**Photograph 16**
"Cracks" at Asphalt Paved Area


**Photograph 17**
Apparatus Room


**Photograph 18**
Apparatus Room


**Photograph 19**
General Work Area

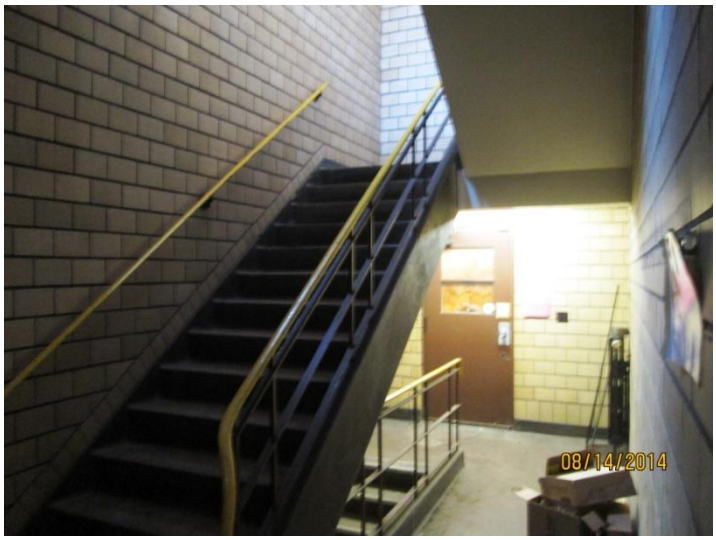



**Photograph 20**
Office at First Floor


**Photograph 21**
Kitchen


**Photograph 22**
Dining


**Photograph 23**
Hose Tower




**Photograph 24**
Stairs


**Photograph 25**
Dormitory at Second Floor


**Photograph 26**
Office at Second Floor


**Photograph 27**
Office at Second Floor


**Photograph 28**
Restrooms (Typical)


**Photograph 29**
Restrooms (Typical)


**Photograph 30**
Restrooms (Typical)

**Photograph 31**
"Cracking" at Second Floor Lath & Plaster

**Photograph 32**
Roof Framing Above Ceiling


**Photograph 33**
Steam Boiler


**Photograph 34**
Gas Pressure Regulator

**Photograph 35**
Roof-Top Air Conditioning

**Photograph 36**
Roof-Top Air Conditioning


**Photograph 37**
Electrical Service


**Photograph 38**
Electric Meter

# Exhibit C

# Immediate Physical Needs

**Immediate Physical Needs Cost Estimate**

| | |
|---|---|
| Date | 11/7/2014 |

| | |
|---|---|
| Client | Lowery Corridor Business Association |
| | 1206 37th Avenue North<br>Minneapolis, Minnesota |
| Number | B14-07520 |

| | |
|---|---|
| Property | Minneapolis Fire Department (Former) Station No. 14 |
| Project | Baseline Property Condition Assessment |
| Location | 1704 33rd Avenue North, Minneapolis, MN |

| | Items to be Repaired | Quantity | Units | Unit Cost $ | Extended $ | | Comment |
|---|---|---|---|---|---|---|---|
| | Window "Glass" Repairs | 6 | EA | 500 | $3,000.00 | | |
| | Roof Repairs | 250 | SF | $25.00 | $6,250.00 | | |
| | Water Meter | | | | | | |
| | Mechanical Systems Commissioning | 1 | EA | $15,000.00 | $15,000.00 | | |
| | Boilers, Pumps & Baseboard Radiation | | | | $150,000.00 | | |
| | HVAC Components & Parts Replacement | | | | $30,000.00 | | |
| | | | | | $0.00 | | |
| | | | | | $0.00 | | |
| | | | | | $0.00 | | |
| | | | | | $0.00 | | |
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| | | | | | | | |
| | | | | | $204,250.00 | | |

# Exhibit D

# Ten Year Reserves

**Ten Year Cost Reserves Cost Estimate**

| | |
|---|---|
| Date | 11/7/2014 |

| | |
|---|---|
| Client | Lowery Corridor Business Association<br>1206 37th Avenue North<br>Minneapolis, Minnesota |
| Number | B14-07520 |

| | |
|---|---|
| Property | Minneapolis Fire Department (Former) Station No. 14 |
| Project | Baseline Property Condition Assessment |
| Location | 1704 33rd Avenue North, Minneapolis, MN |
| Gross SF | 12,200 |

| Items | Quantity | Unit | Unit Cost | Total | $ 1 | $ 2 | $ 3 | $ 4 | 5 | 6 | 7 | $ 8 | 9 | 10 | Extended | Comment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Asphalt Parking Area Patching & Seal Coat | 4,750 | SF | $0.15 | $712.50 | | $712.50 | | | | | | | | | $712.50 | |
| Concrete Drive Crack Repair | 100 | LF | $8.00 | 800.00 | | $800.00 | | | | | | | | | 800.00 | |
| Brick Masonry Unit Tuck Pointing | 200 | SF | $37.50 | 7,500.00 | | | | 7,500.00 | | | | | | | 7,500.00 | |
| Brick Masonry Replacemernt | 50 | EA | $36.00 | 1,800.00 | | | | 1,800.00 | | | | | | | 1,800.00 | |
| Control Joint Sealant Replacement @ Brick | 399 | LF | $8.00 | 3,192.00 | | | | 3,192.00 | | | | | | | 3,192.00 | |
| Perimeter Joint Sealant @ Windows | 1,302 | LF | $7.00 | 9,114.00 | | | 9,114.00 | | | | | | | | 9,114.00 | |
| | | | | | | | | | | | | | | | | |
| | | | Total NOT inflated | $23,118.50 | $ - | $ 800 | $ 9,114 | $ 12,492 | - | - | - | $ - | - | - | $23,118.50 | |
| | | | Inflation Factor 0.03 | | 1.00 | 1.03 | 1.06 | 1.09 | 1.13 | 1.16 | 1.19 | 1.23 | 1.27 | 1.30 | | |
| | | | Total Inflated | | $ - | $ 824 | $ 9,669 | $ 13,650 | - | - | - | $ - | - | - | $ 24,143 | |

| | | |
|---|---|---|
| Total NOT Inflated per year | | |
| Total Inflated per year | | $ 2,414 |
| Reserve / Sq Ft / year | | $0.00 |
| Inflated Reserve/ SF/ year | | $ 0.20 |